

# CITY PLANNING COMMISSION MINUTES

APRIL 20, 2006

The regular meeting of the City Planning Commission and public hearing convened on April 20, 2006 at 1:31pm in the City Council Chambers, 333 W. Ocean Boulevard, Long Beach, California.

**PRESENT: COMMISSIONERS:** Matthew Jenkins, Charles Greenberg,  
Morton Stuhlbarg, Charles Winn,  
Nick Sramek

**ABSENT: EXCUSED:** Leslie Gentile, Mitchell Rouse

**CHAIRMAN:** Matthew Jenkins

**STAFF MEMBERS PRESENT:** Greg Carpenter, Planning Manager  
Angela Reynolds, Advance Planning  
Carolyn Bihn, Zoning Officer  
Lemuel Hawkins, Planner  
Steven Valdez, Planner

**OTHERS PRESENT:** Mike Mais, Deputy City Attorney  
Marcia Gold, Minutes Clerk

## PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Commissioner Winn.

## SWEARING OF WITNESSES

## CONSENT CALENDAR

Commissioner Winn moved to approve the Consent Calendar as presented by staff. Commissioner Sramek seconded the motion, which passed 5-0. Commissioners Gentile and Rouse were absent.

### 1a. Case No. 0512-25, Conditional Use Permit, CE 05-273

Applicant: Sprint/Nextel c/o Ed Gala  
Subject Site: 5115 Atlantic Avenue (Council Dist. 8)  
Description: A Conditional Use Permit to construct and maintain a ground-mounted cellular and personal communication services facility, consisting of a 45' high monopole antenna structure designed as a palm tree with accessory equipment.

Approved the Conditional Use Permit request subject to conditions.

**1b. Case No. 0512-02, Condominium Conversion, CE 06-32**

Applicant: Todd Hawke  
Subject Site: 1100 Walnut Avenue (Council District 2)  
Description: Request for approval of Tentative Tract Map No. 065446 to convert eleven residential dwelling units of an existing apartment building into condominiums.

Approved Tentative Tract Map No. 065446 subject to conditions.

**1c. Case No. 0602-04, Condominium Conversion, CE 06-22**

Applicant: Ryan Bumgarner  
Subject Site: 2514 E. 6<sup>th</sup> Street (Council Dist. 2)  
Description: Request for approval of Tentative Parcel Map No. 065468 to convert four residential dwelling units of an existing apartment building into condominiums.

Approved Tentative Parcel Map No. 065468 subject to conditions.

**C O N T I N U E D I T E M S**

**2. Case No. 0511-23, Conditional Use Permit, CE 05-279**

Applicant: Nextel Communications Inc.  
Edward Gala, representative  
Subject Site: 5000 Lew Davis Street (Council Dist. 5)  
Description: A Conditional Use Permit to construct and maintain a ground-mounted cellular and personal communication services facility consisting of a 66' high monopole antenna structure designed as a pine tree with accessory equipment.

Lemuel Hawkins presented the staff report recommending approval of the request since the proposed monopole had been designed with disguising features and was located at the rear of the subject property, able to support three wireless carriers and improving service in the area.

Ed Gala, 310 Commerce Street, Irvine, 92602, applicant, stated he agreed to all conditions except #25 which tied issuance of a building permit to the performance of another carrier.

Planner Hawkins suggested rewording the condition to allow the applicant to build the new antenna before disconnecting the old one to avoid downtime.

In response to a query from Commissioner Greenberg, Ms. Bihn explained that staff used a map to track cellular locations in the City.

Mr. Hawkins added that the staff's goal was to centralize and coordinate these applications, with the goal of handling most of them administratively.

Commissioner Stuhlbarg moved to approve the Conditional Use Permit request, subject to the revised conditions. Commissioner Winn seconded the motion, which passed 5-0. Commissioners Gentile and Rouse were absent.

### **R E G U L A R   A G E N D A**

#### **3. Case No. 0412-27, Conditional Use Permit, Administrative Use Permit, Standards Variance, CE 04-259**

Applicant: Loretha Pennix  
Subject Site: 6160 Atlantic Avenue (Council District 9)  
Description: Conditional Use Permit to allow the establishment of a church in the CCA Zone, with Standards Variance request for the number of parking spaces and Administrative Use Permit request for off-site parking located further than 600 feet without a deed restriction.

Steven Valdez presented the staff report recommending denial of the requests since the proposed use does not meet parking requirements for a church and positive findings cannot be made to support them.

Loretha Pennix, P. O. Box 18527, Long Beach, 90807, building owner and applicant, said she felt the church should have grandfathered parking rights since it had been operating in the same location for many years.

Ms. Bihn stated that staff was not aware of the history of the church which needed to be investigated, and she asked that the applicant provide proof of the church establishment prior to 1987 while staff researched zoning requirements for that time period.

Willy Cockroft, P. O. Box 330671, Pacoima, said the church had been unable to find any alternative parking, but that they only had 55 congregants, most of whom were non-driving local residents.

Chairman Jenkins noted that a letter had been received from the North Long Beach Community Action Group complaining about litter problems at the church site, and asked Mr. Cockroft to address the letter at the next hearing.

Mr. Cockroft insisted that they kept the area clean and had not been approached by the group.

Kimura Washington, 413 Janice Street, area resident and church member, stated she had walked to the church for many years and never saw any kind of parking problems. Ms. Washington also professed that the church was vigilant in maintaining their property in a clean manner.

Commissioner Greenberg moved to continue the item to the June 1, 2006 meeting to allow the applicant to further explore parking alternatives and to allow staff to investigate the age of the church and possible grandfathered parking. Commissioner Winn seconded the motion, which passed 5-0. Commissioners Gentile and Rouse were absent.

#### **M A T T E R S     F R O M     T H E     A U D I E N C E**

There were no matters from the audience.

#### **M A T T E R S     F R O M     T H E     D E P A R T M E N T     O F P L A N N I N G     A N D     B U I L D I N G**

Mr. Carpenter said that the Sports Park issue had been heard at the City Council meeting and that the alternate plan incorporating the Commission's suggestions to investigate open space and wetlands had been approved. City Council had also asked the Commission to research the feasibility of incorporating additional sustainability issues.

#### **M A T T E R S     F R O M     T H E     P L A N N I N G C O M M I S S I O N**

There were no matters from the Planning Commission.

**A D J O U R N**

The meeting adjourned at 2:25pm.

Respectfully submitted,

Marcia Gold  
Minutes Clerk